



Marcus & Millichap
DUONG INVESTMENT GROUP

SINGLE TENANT NNN LEASE



3440 I-20 SERVICE RD, STANTON, TX 79782

OFFERING MEMORANDUM



SINGLE TENANT NNN LEASE



Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



Corporate Guaranteed Tractor Supply Co.: Publicly Traded, Investment-Grade Tenant with 2,400+ Locations Nationwide (NASDAQ: TSCO)



Located Along Interstate 20 with Traffic Volumes Exceeding 29,000 Vehicles Per Day, Providing Excellent Visibility and Accessibility



Limited Competition Market: Only Home Improvement and Animal Feed Retailer Serving the Immediate Trade Area Supporting Surrounding Farms

Prime Retail Location

- ▶ **Major Interstate Connectivity:** Interstate 20 Functions as a Primary East-West Corridor Connecting Key Texas Markets and Major Metros Including Dallas and Atlanta
- ▶ **Multiple Points of Ingress and Egress:** Well-Designed Site Layout Allows for Efficient Traffic Circulation and Ease of Access for Customers
- ▶ **Strong Tenant Synergy:** Retail Presence Enhances Consumer Draw Within the Immediate Trade Area and Promotes Long-Term Exposure for the Property
- ▶ **Pride of Ownership – Stanton, TX:** Well-Maintained Asset Positioned Within a Growing West Texas Market
- ▶ **Affluent Trade Area:** Average Household Incomes Exceed \$112,000 (10-Mile Radius), Supporting Long-Term Consumer Demand
- ▶ **Tax-Advantaged State:** Located in Texas, Which Offers a no State Income Tax Environment

Corporate Guarantee

- ▶ **NNN Lease Property with Minimal Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ **Tractor Supply Co. has 2,400+ Locations Nationwide | Moody's Credit Rating of Baa1 | Publicly Traded** NASDAQ: TSCO
- ▶ **Scheduled 10% Rental Increases Every 5 Years** Throughout the Initial Term Provide for an Excellent Hedge Against Inflation



INVESTMENT OVERVIEW

Tenant Spotlight

Tractor Supply

Tractor Supply Company is the largest rural lifestyle retailer in the United States, serving recreational farmers, ranchers, and homeowners. Founded in 1938 and headquartered in Brentwood, Tennessee, the company operates a nationwide footprint focused on livestock feed, pet care, tools, hardware, seasonal products, and outdoor living essentials.



Tractor Supply's differentiated merchandising strategy emphasizes necessity-based and consumable products, driving consistent traffic and resilient sales performance across economic cycles. The company's stores are typically positioned as a primary retail destination in rural and secondary markets, benefiting from limited direct competition and strong customer loyalty.

Tractor Supply Company is publicly traded on the NASDAQ (Ticker: TSCO) and is supported by a strong balance sheet, consistent profitability, and long-term growth initiatives centered on store expansion, private-label penetration, and omnichannel capabilities.

Annual Revenue	\$14.9 Billion
NASDAQ	TSCO
# of Locations	2,400+
Locations In	49 States
# of Employees	50,000+



Company Growth

Tractor Supply has demonstrated steady and disciplined growth through a combination of new store development, strategic acquisitions, and operational efficiencies. The company continues to expand its footprint in underserved rural and exurban markets, while enhancing its distribution network to support long-term scalability.

Recent growth initiatives include investments in distribution infrastructure, expansion of private-label brands, and the integration of digital and in-store fulfillment capabilities to support buy-online-pickup-in-store and ship-from-store operations. These initiatives reinforce Tractor Supply's position as a market leader in the rural lifestyle retail segment.

Website

tractorsupply.com

Why Choose Tractor Supply?

Tractor Supply Company represents a best-in-class retail tenant with a long operating history, strong brand recognition, and a necessity-driven product mix. Its focus on everyday essentials, combined with a loyal customer base and limited exposure to e-commerce disruption, supports durable sales and long-term store performance.

For commercial real estate investors, Tractor Supply offers a stable tenancy profile backed by national scale, strong financials, and a proven ability to adapt and grow within evolving retail environments—making it a compelling tenant for long-term net lease investments.



INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Tractor Supply Co.
Property Address	3440 I-20 Service Rd Stanton, TX 79782
Assessor's Parcel Number	10780
Year Built	1990
Gross Leasable Area (GLA)	±19,130 Square Feet
Lot Size	±3.76 Acres

Pricing

Price	\$4,140,000
Cap Rate	6.62%
Price/SF	\$216.41

Annualized Operating Data

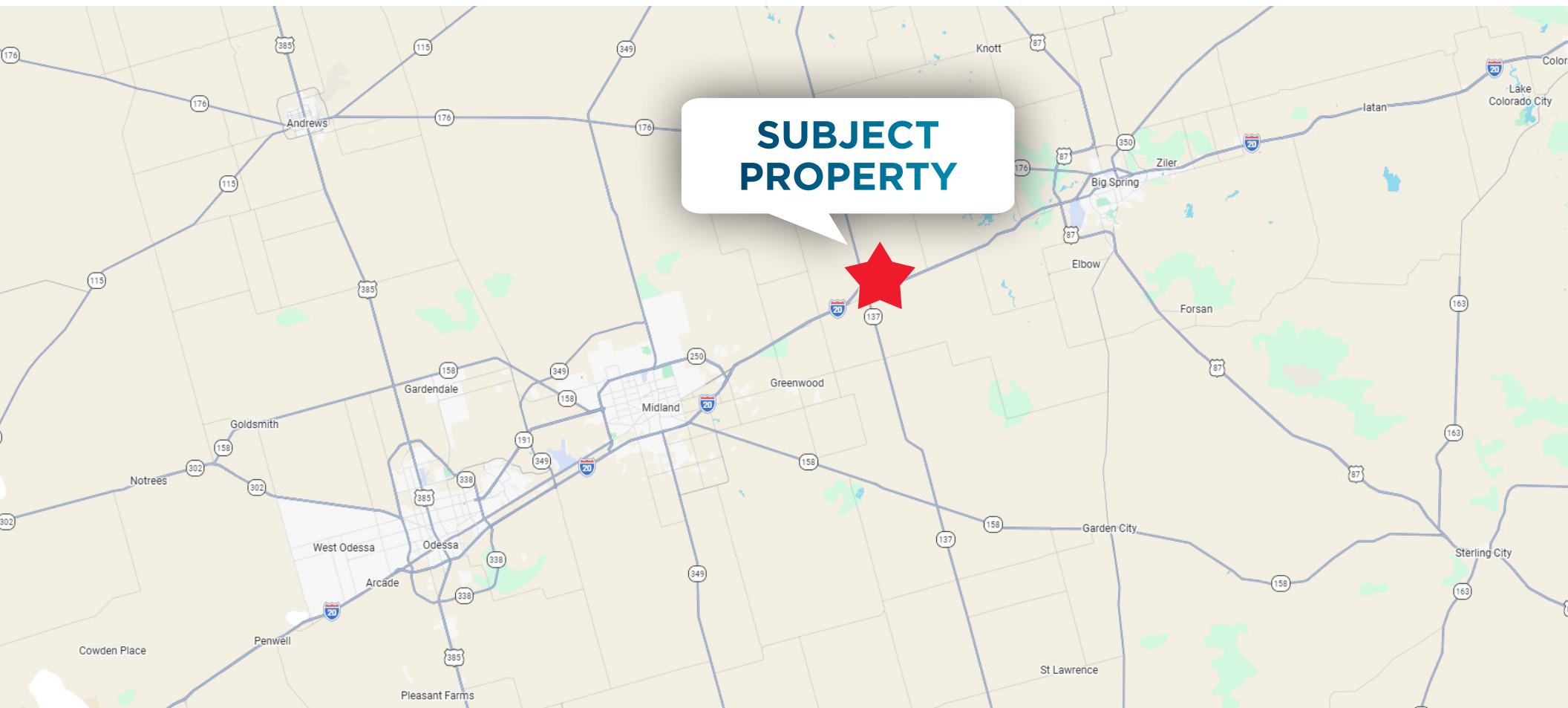
Net Operating Income	\$274,185
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Lease Information

Lease Commencement Date	06/17/2014
Lease Expiration Date	06/16/2029
Total Lease Term	±15 Years
Lease Term Remaining	±3 Years
Increases	10% Every Five Years
Options	Four, Five-Year
Lease Type	NNN
Lease Type Details	Landlord Responsible for Roof & Structure.

MARKET OVERVIEW

Regional Map



± 0.5 MILES

TO 137/I-20 FREEWAY
INTERCHANGE



±20 MILES

TO DOWNTOWN
MIDLAND, TX



±\$101,612

AVERAGE HOUSEHOLD
INCOME (10-MILE RADIUS)



±70,079

DAYTIME POPULATION
(10-MILE RADIUS)

MARKET OVERVIEW

Stanton TX / Midland MSA

Stanton is the county seat of Martin County with an economy closely tied to oilfield services, agriculture, and public-sector employment. County-level functions consolidate healthcare, civic services, and daily commercial activity within Stanton, reinforcing its role as the primary retail destination for residents and surrounding rural areas.



The Midland, TX MSA functions as a critical economic hub for West Texas, anchored by energy production, regional healthcare, and transportation logistics. Retail demand across the corridor is driven by a stable employment base tied to oil and gas operations, supporting service-oriented and necessity-based retail formats. Market activity reflects consistent consumer traffic patterns rather than discretionary retail volatility.

Interstate 20 serves as the primary east-west artery connecting the Permian Basin to larger Texas metros, reinforcing the region's role as a pass-through and service destination. Retail assets positioned along I-20 benefit from commuter flow, commercial vehicle traffic, and limited competing supply, particularly in smaller communities such as Stanton that act as regional service nodes.

Stanton's proximity to Midland allows it to capture overflow demand while maintaining lower development density and constrained retail inventory. This dynamic supports durable tenant performance for essential-use retail, especially assets offering high visibility and immediate freeway access. The surrounding trade area relies on a concentrated set of retail services, enhancing the importance of well-located sites.

Healthcare facilities, energy field operations, and transportation infrastructure provide daily traffic generators that stabilize local retail performance. Within this context, single-tenant net lease retail properties align with investor demand for predictable income streams in supply-constrained West Texas markets.

Nearby Destinations / Attractions

- Interstate 20 - primary east-west artery connecting the Stanton to larger Texas metros
- Martin Co Historical Museum - Showcases exhibits focused on early settlement, ranching, and the development of the oil industry that shaped Martin County and the surrounding West Texas region.
- Midland MSA -Functions as the primary economic and cultural center of the Permian Basin, supporting regional employment, healthcare, education, and retail demand tied to energy production and related industries



Demographics

Income & Economics	5-Mile	7-Mile	10-Mile
Average Household Income	\$84,087	\$96,350	\$101,612
AHHI: \$100,000 - \$149,999	17.5%	21.1%	20.8%
2025 Daytime Population	46,298	63,564	70,159

Population

2030 Population	33,335	58,604	70,079
2025 Population	32,159	56,684	67,787
2010 Population	32,887	55,153	64,797

Households

2030 Households	13,186	23,069	27,482
2025 Households	12,634	22,184	26,386
2010 Households	11,576	20,427	24,284



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